

113.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

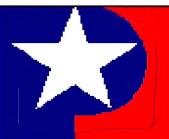
489,000 / 489,000

USE VALUE:

489,000 / 489,000

ASSESSED:

489,000 / 489,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CYPRESS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CASPER ROBERTA B / LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 16 CYPRESS ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: CASPER RICHARD E & ROBERTA B -
Owner 2: -
Street 1: 16 CYPRESS ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 4,263 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1913, having primarily Vinyl Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4263		Sq. Ft.	Site		0	70.	1.29	6									383,523						383,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										71629
										GIS Ref
										GIS Ref
										Insp Date
										11/12/18

!8717!

USER DEFINED

Prior Id # 1:	71629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	23:15:45
LAST REV	
Date	Time
09/04/19	10:06:14
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 113.0-0001-0010.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	105,500	0	4,263.	383,500	489,000	489,000	Year End Roll	12/18/2019
2019	101	FV	112,700	0	4,263.	378,000	490,700	490,700	Year End Roll	1/3/2019
2018	101	FV	112,700	0	4,263.	290,400	403,100	403,100	Year End Roll	12/20/2017
2017	101	FV	112,700	0	4,263.	273,900	386,600	386,600	Year End Roll	1/3/2017
2016	101	FV	112,700	0	4,263.	252,000	364,700	364,700	Year End	1/4/2016
2015	101	FV	99,200	0	4,263.	235,600	334,800	334,800	Year End Roll	12/11/2014
2014	101	FV	99,200	0	4,263.	217,000	316,200	316,200	Year End Roll	12/16/2013
2013	101	FV	99,200	0	4,263.	217,000	316,200	316,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASPER RICHARD	70466-143		1/2/2018	Convenience		1	No	No	
CASPER RICHARD	55538-211		10/6/2010	Convenience		1	No	No	
	12363-251		1/12/1973			No	No	N	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2012	1090	Manual	4,050					INSULATE WALLS & A
6/6/2012	713	Manual						DUMPSTER

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
2/27/2009	Measured	372	PATRIOT
4/27/2000	Inspected	263	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	2 - Bungalow	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	FHA FURNACE NON FUNC.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 2 Baths: 1 HB	

GENERAL INFORMATION

Grade:	C - Average. (-)
Year Blt:	1913
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

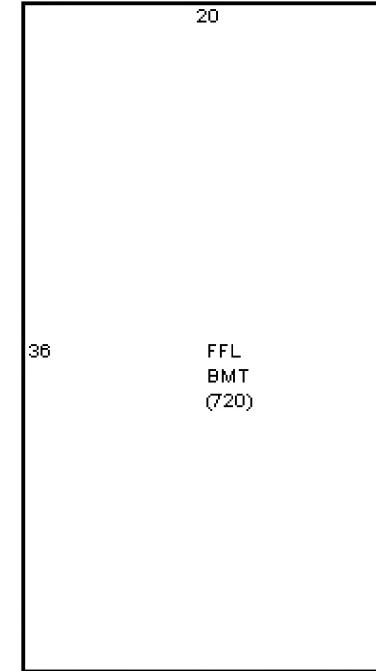
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	10X12	A	AV	2000	0.00	T	15.2	101						

COMMENTS

FHA FURNACE NON FUNC.

SKETCH

36

5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	720	36.810	26,504						
FFL	First Floor	720	122.700	88,346						
Net Sketched Area: 1,440 Total: 114,850										
Size Ad 720 Gross Are 1440 FinArea 720										

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**